

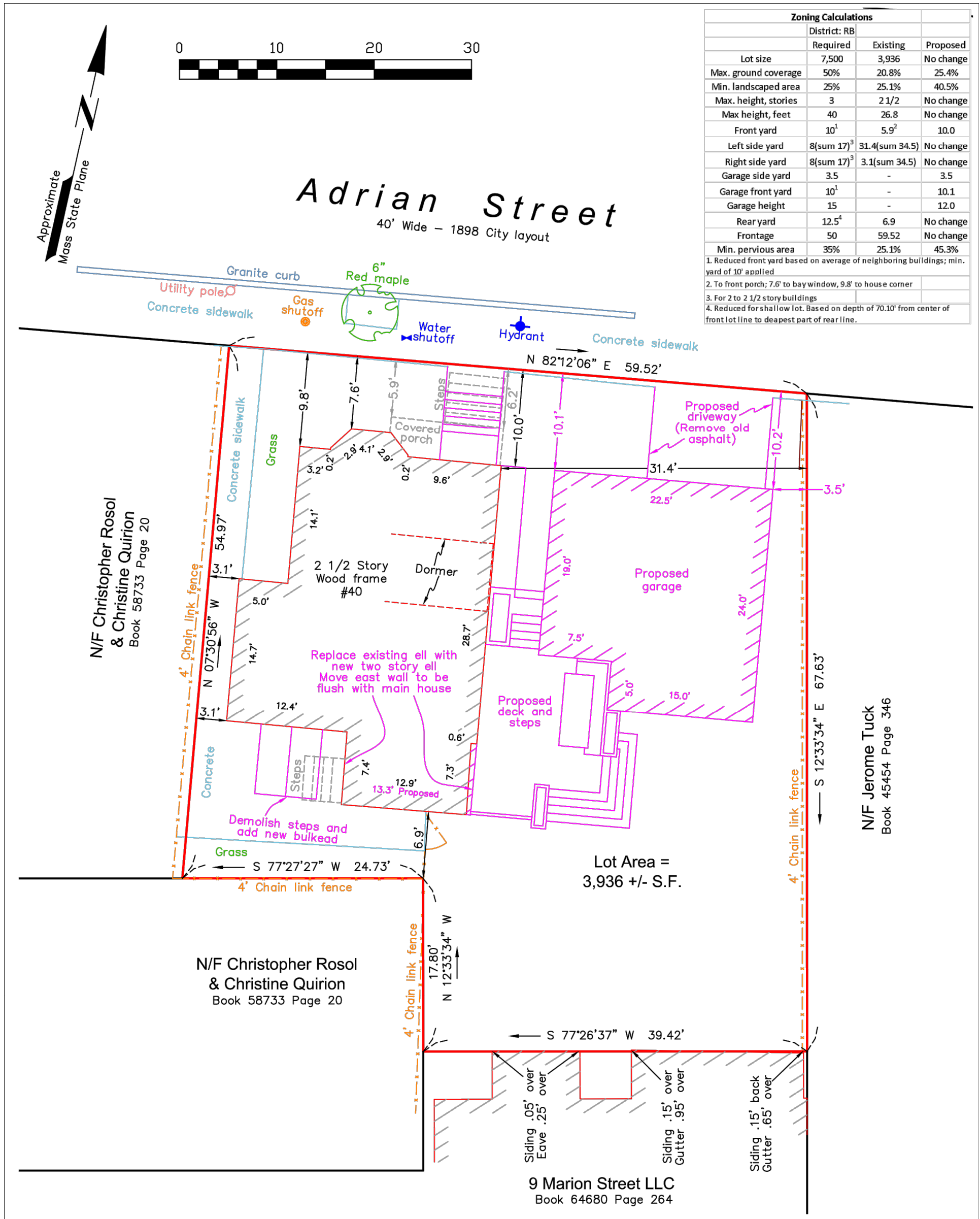
RENOVATION AND ADDITION TO
40 ADRIAN STREET
SOMERVILLE, MA 02143

PRELIMINARY PRICING SET
MAY 16, 2016

PROJECT SCOPE

THE SCOPE OF THE PROJECT CONSISTS OF RENOVATING A SINGLE FAMILY RESIDENCE AND THE ADDITION OF A DETACHED SINGLE CAR GARAGE. THE THERE IS NO CHANGE IN OCCUPANCY OR USE GROUP.

NOTE THAT THE INTENTION OF THIS SET, AS PRESENTED IS TO SUBMIT TO THE PLANNING BOARD FOR PROJECT FEEDBACK AND TO GENERAL CONTRACTORS FOR PRELIMINARY PRICING



In my professional opinion, I certify to Hayat Prentice, Timothy Pinkney and the City of Somerville that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0438E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

Proposed Plan of Land
in
Somerville, Massachusetts
Prepared For: Hayat Prentice & Timothy Pinkney
Scale: 1" = 10' Date: April 20, 2016



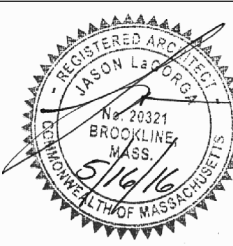
7 Walnut Road
Somerville, MA 02145
617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 66863 Pg 311
Assessors Map 75, Block E, Lot 3
Flood Zone: Zone X, unshaded
Zoning District: RB

PROFESSIONAL LAND SURVEYOR

DATE: _____

DRAWING LIST	
C0	SURVEY & DRAWING LIST
A0	NOTES
A1	EXISTING / DEMOLITION PLANS
A2	EXISTING / DEMOLITION ELEVATIONS
A3	EXISTING / DEMOLITION ELEVATIONS
A4	PROPOSED PLANS
A5	PROPOSED EXTERIOR ELEVATIONS
A6	PROPOSED EXTERIOR ELEVATIONS
A7	PROPOSED GARAGE & DECK PLAN & ELEVS.
A8	PROPOSED GARAGE ELEVATIONS



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DATE MAY 16, 2016
SCALE AS NOTED
DRAWN BY J.J.L.
PROJ. CODE ADRIAN

SURVEY AND
DRAWING LIST

C0

GENERAL CONSTRUCTION NOTES:

- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL LOCAL, STATE, NATIONAL AND OTHER APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND HEALTH AND FIRE CODES REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE THAT HIS OWN FORCES AND SUBCONTRACTORS ARE FAMILIAR WITH SUCH REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS, GENERAL DIMENSIONS AND CONFIGURATION PRIOR TO SUBMITTING THE BID AND SHALL NOTIFY, IN WRITING THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT IN WRITING. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE ARCHITECT HAS RESOLVED DISCREPANCY.
- GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS EXCEPT AS OTHERWISE NOTED. ALL NEW WORK TO BE JOINED TO EXISTING WORK IN SUCH A MANNER THAT THE FINAL APPEARANCE IS HOMOGENEOUS. ALL HOLES MARKS, SCRATCHES, GOUGES OR DAMAGE CREATED DURING THE CONSTRUCTION PROCESS INCLUDING THE REMOVAL OR RELOCATION OF EXISTING STRUCTURE, FINISHES, FIXTURES, SHELVING, HARDWARE ETC. SHALL BE PATCHED, SANDED SMOOTH AND REFINISHED
- THE OWNER SHALL RESERVE THE RIGHT TO PURCHASE AND PROVIDE ANY AND/OR ALL MATERIALS, WALL COVERINGS, CABINETRY AND FINISHES. THE COST OF ANY ITEMS PURCHASED AND PROVIDED BY THE OWNER SHALL BE DEDUCTED FROM ANY ALLOWANCE FOR THOSE ITEMS SET FORTH BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL GUARANTEE ALL HIS/HER WORK AND MATERIALS TO BE FREE OF ALL DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF THE OWNER'S APPROVAL OF WORK AND MATERIALS. ANY WORK OR MATERIALS THAT BECOME DEFECTIVE OR FOUND TO BE MISSING WITHIN ONE YEAR FROM APPROVAL SHALL BE REPAIRED AND OR REPLACED WITHOUT CHARGE TO THE OWNER.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED.
- ALL CONTRACTORS ON THE JOB ARE REQUIRED TO HAVE INSURANCE OF THE TYPES AND LIMITS APPROPRIATE TO OR EXCEEDING THE VALUE OF THE WORK INVOLVED. OR AS MAY BE OTHERWISE INDICATED BY THE OWNER.
- CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF PREMISES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL TRADES. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL CONFLICTS BETWEEN TRADES AND SHALL OBTAIN WRITTEN RESOLUTION FOR THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION IN ALL AREAS AFFECTED BY THE CONFLICT.
- THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THIS WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF MATERIALS. THE EXECUTION OF THEIR WORK SHALL PROPERLY CONNECT AND COORDINATE THE GENERAL CONTRACTOR'S WORK.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES; ANY TEMPORARY POWER, ELECTRICAL, LIGHTING, WATER, STORAGE, ETC. ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, TO BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE FINAL PROJECT CLEANING (BROOM CLEAN), VACUUMING OF ALL CABINET INTERIORS, WINDOW AND GLASS CLEANING AND CLOSEOUT.

DEMOLITION:

- THE CONTRACTOR SHALL INCLUDE ANY DEMOLITION NECESSARY TO PERFORM THE WORK AS INDICATED IN THE DRAWINGS AND SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TRASH AND DEBRIS CREATED DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND HEALTH CODES AND REGULATIONS.
- ALL EXISTING WINDOWS SHALL BE REMOVED AND SAVED FOR THE OWNER
- ALL EXISTING VINYL SIDING SHALL BE REMOVED AND THE CONDITION OF THE UNDERLYING SHINGLE/CLAPBOARD IS TO BE ASSESSED TO DETERMINE IF IT CAN BE SALVAGED OR NEEDS TO BE REPLACED.
- THE EXISTING 'L' OFF OF THE EXISTING KITCHEN SHALL BE DEMOLISHED COMPLETELY
- BOTH CHIMNEYS SHALL BE DEMOLISHED COMPLETELY
- THE EXISTING ASPHALT SHINGLE ROOF SHALL BE STRIPPED COMPLETELY

SITE WORK:

- THE EXISTING PAVED DRIVEWAY SHALL BE COMPLETELY REMOVED
- THE EXTERIOR OF THE EXISTING FOUNDATION SHALL BE TRENCHED AND A NEW EXTERIOR PERIMETER DRAIN AND TROWEL ON WATERPROOFING BELOW GRADE SHALL BE INSTALLED

FOUNDATION:

- THERE ARE SEVERAL AREAS OF SPALLING OBSERVED AT THE EXISTING BRICK FOUNDATION. STRUCTURAL ENGINEER TO ASSESS INTEGRITY OF EXISTING FOUNDATION IN THESE AREAS AND COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR TO REPLACE/REMIADIATE AS NECESSARY.
- GENERAL CONTRACTOR SHALL PROVIDE FOR INTERIOR PERIMETER DRAIN AND NEW SUMP PUMP
- NEW COLUMNS/FOOTINGS ARE ANTICIPATED AT THE BASEMENT AND AS SUCH THE GENERAL CONTRACTOR SHALL ASSUME PARTIALLY OR COMPLETELY DEMOLISHING THE EXISTING SLAB

STRUCTURE:

- STRUCTURAL CALCULATIONS, DESIGN AND DETAILING SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE COORDINATED WITH THE ARCHITECTURAL DESIGN AND DRAWING SET. A COMPLETE STRUCTURAL DESIGN PACKAGE SHALL BE INCORPORATED WITH THE FINAL PERMIT / BID DRAWINGS

HVAC:

- ALL HVAC WORK SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND NATIONAL CODES. THE HVAC CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PERFORM THE INDICATED WORK AND INSPECTIONS PER MASSACHUSETTS AND NATIONAL CODES AND MAKE ALL FINAL CONNECTIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE FOR A DESIGN/BUILD, GAS FIRED FORCED HOT AIR AND AIR CONDITIONING SYSTEM TO BE COORDINATED WITH THE OWNER AND ARCHITECT

PLUMBING:

- ALL PLUMBING WORK SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND NATIONAL CODES. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PERFORM THE INDICATED WORK AND INSPECTIONS PER MASSACHUSETTS AND NATIONAL CODES AND MAKE ALL FINAL CONNECTIONS.
- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT ALL EXISTING PLUMBING SUPPLIES, WASTER LINES AND VENTS SHALL BE REPLACED.
- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT THE OWNER WILL SUPPLY ALL PLUMBING FIXTURES.

ELECTRICAL:

- ALL ELECTRICAL WORK SHALL CONFORM TO ALL APPLICABLE MASSACHUSETTS AND NATIONAL CODES. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PERFORM THE INDICATED WORK AND INSPECTIONS PER MASSACHUSETTS AND NATIONAL CODES AND MAKE ALL FINAL CONNECTIONS.
- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT ALL EXISTING WIRING SHALL BE REPLACED.
- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSESS IF THE EXISTING ELECTRICAL SUPPLY AND PANEL ARE SUFFICIENT TO SUPPLY THE LOAD / DEMAND OF THE FINAL PROJECT SCOPE.
- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT THE OWNER WILL SUPPLY ALL LIGHTING FIXTURES.

CABINETRY:

- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT THE OWNER WILL CONTRACT WITH AN INDEPENDENT CABINET SUPPLIER FOR THE KITCHEN CABINETS AND ALL BATHROOMS. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE CABINET SUPPLIER

TILE & SOLID SURFACES:

- FOR PRICING PURPOSES, THE GENERAL CONTRACTOR SHALL ASSUME THAT THE OWNER SHALL SUPPLY ALL TILE AND SOLID SURFACES. THE GENERAL CONTRACTOR SHALL INSTALL ALL TILE AND COORDINATE THE INSTALLATION OF ALL SOLID SURFACES WITH THE SUPPLIER/FAVRICATOR.

PROJECT PHASING:

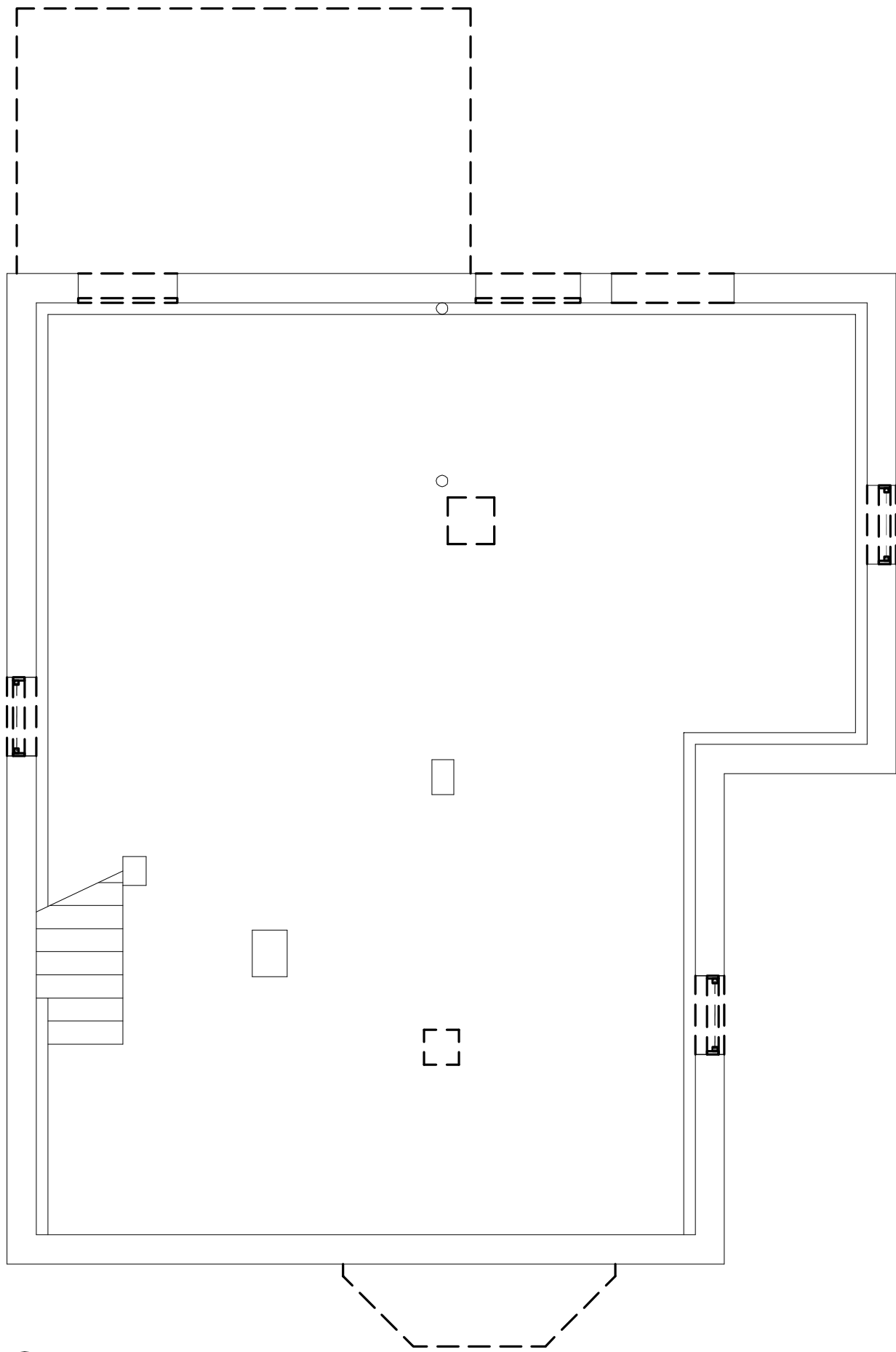
- IF NECESSARY DUE TO BUDGETARY CONSTRAINTS, THE PROJECT MAY BE DIVIDED INTO TWO PHASES:
 - PHASE ONE - MAIN RESIDENCE RENOVATION AND ADDITION AS INDICTED IN THE DRAWINGS. PLUMBING ROUGH-INS SHALL BE PROVIDED AND CAPPED FOR THE POTENTIAL FUTURE ATTIC LEVEL BUILD-OUT. THE NEW DECK OFF OF THE KITCHEN SHALL BE INCLUDED AS PART OF PHASE 1.
 - PHASE TWO - SINGLE CARE DETACHED GARAGE, NEW DRIVEWAY AND HARDCAPING/LANDSCAPING BETWEEN GARAGE AND HOUSE.



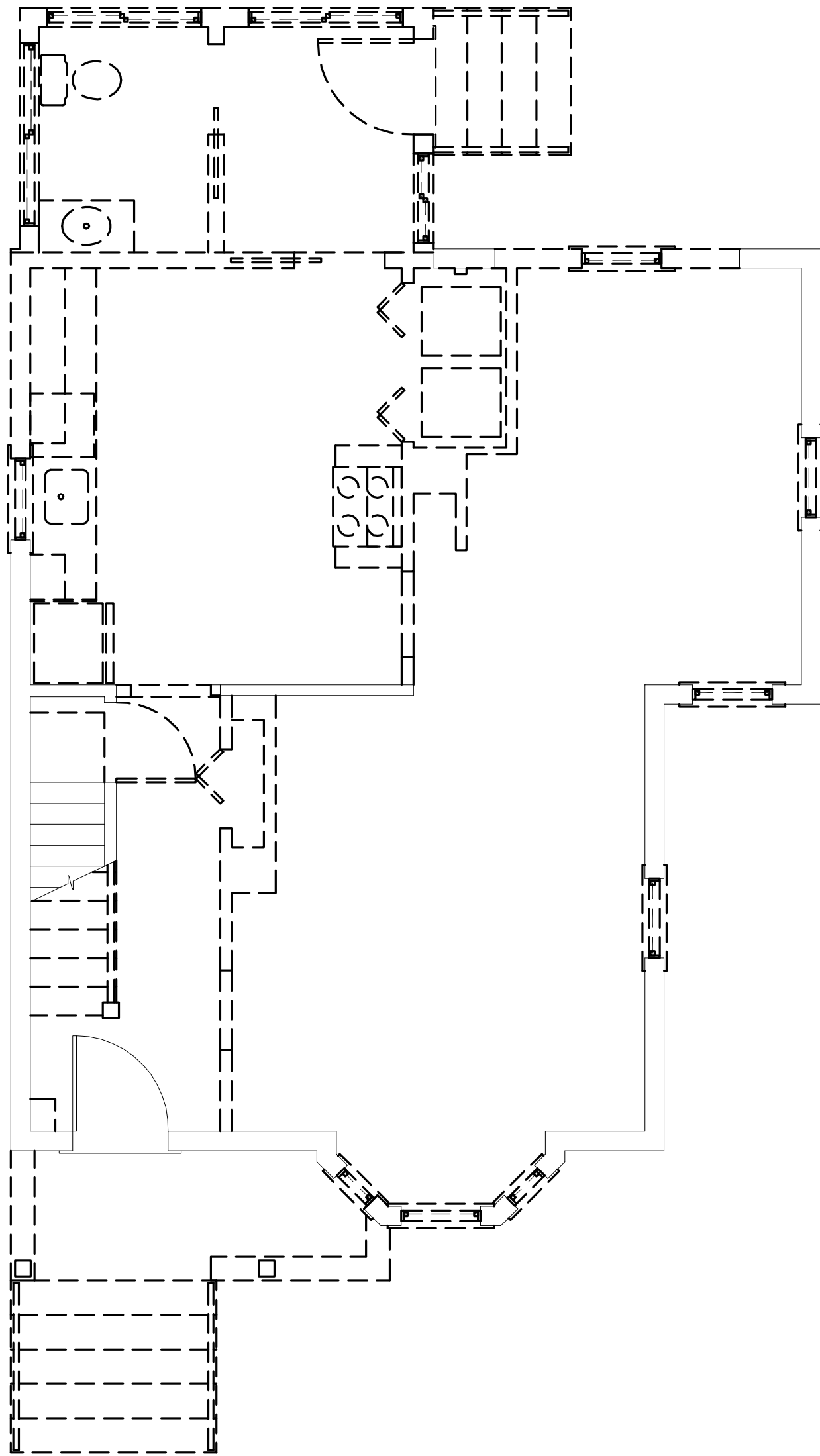
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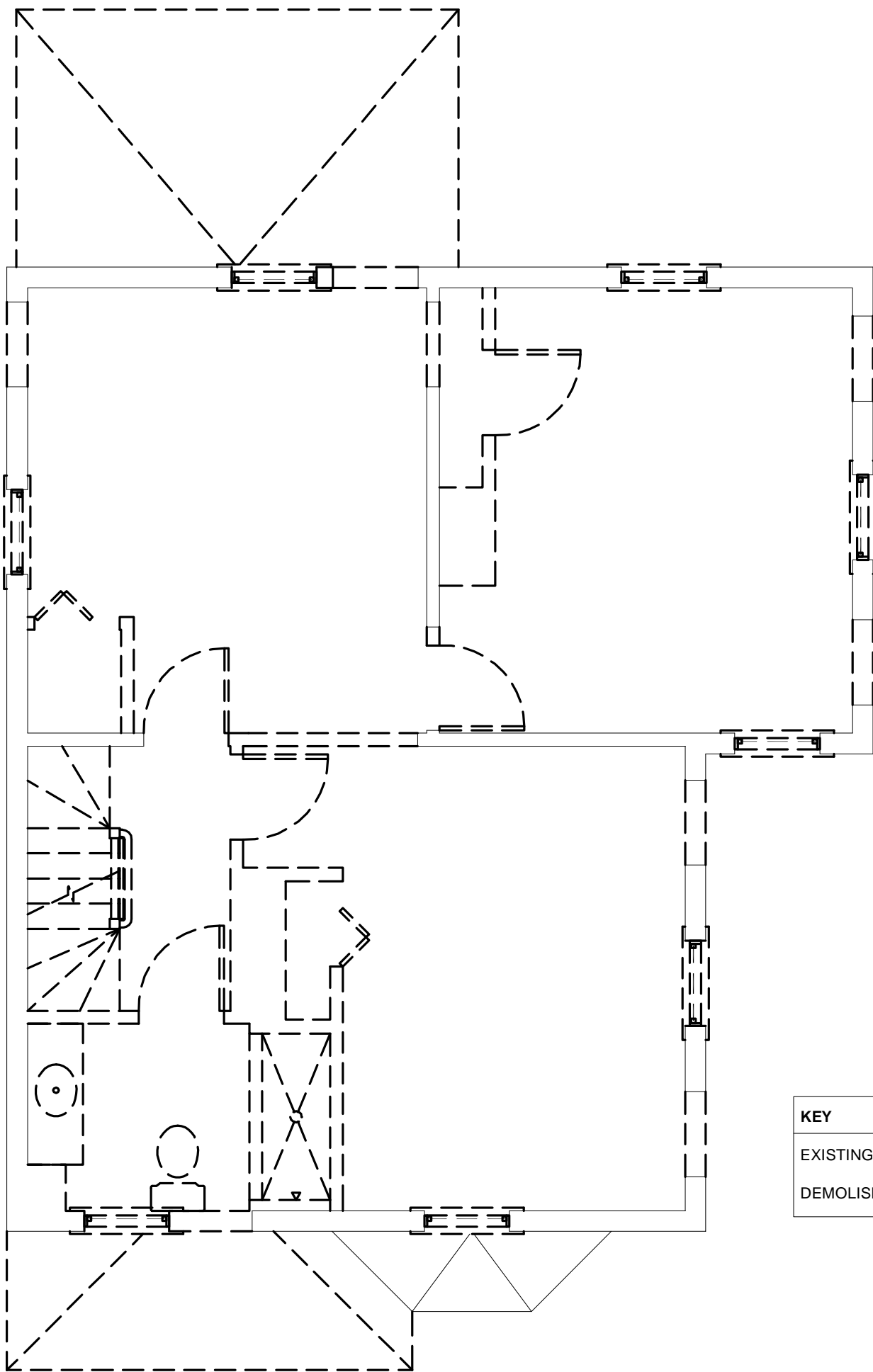
NOTES



1 EXISTING BASEMENT PLAN
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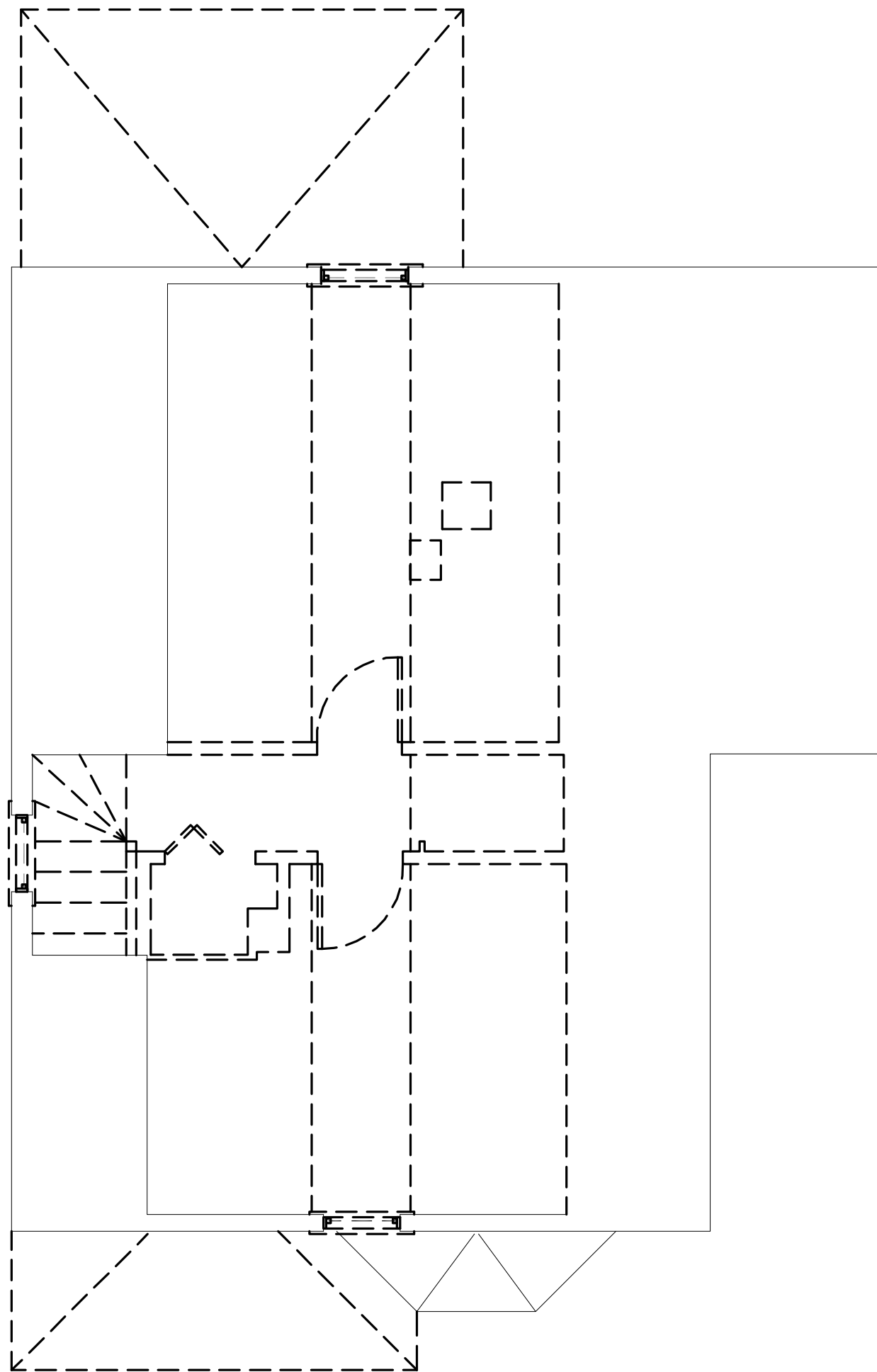


2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

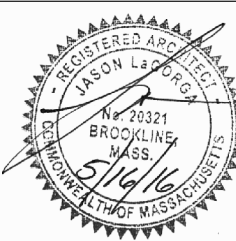


3 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEY	
EXISTING TO REMAIN	
DEMOLISH EXISTING	

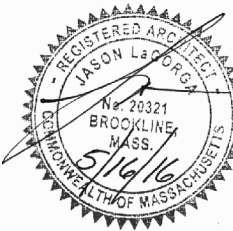


4 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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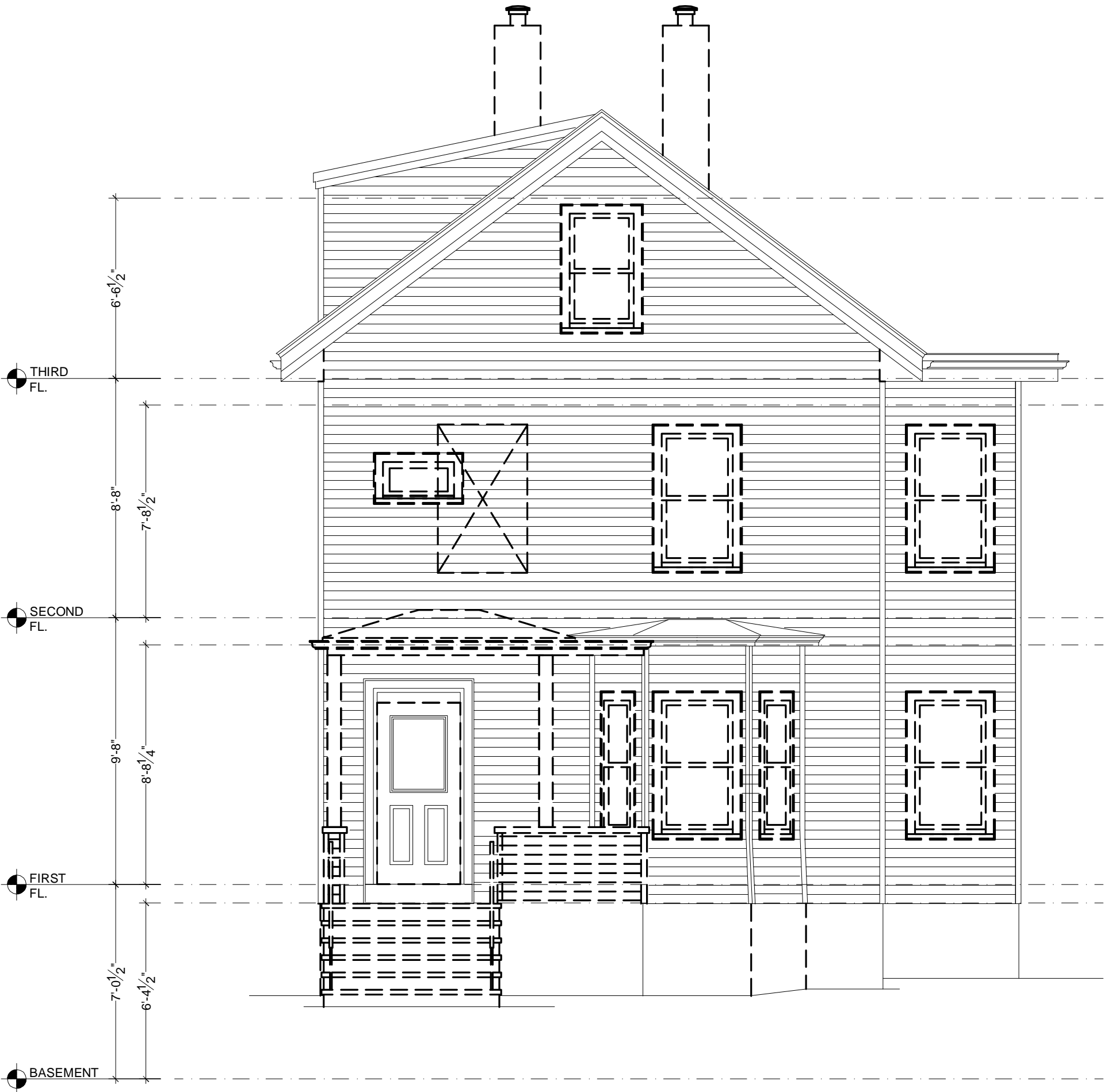


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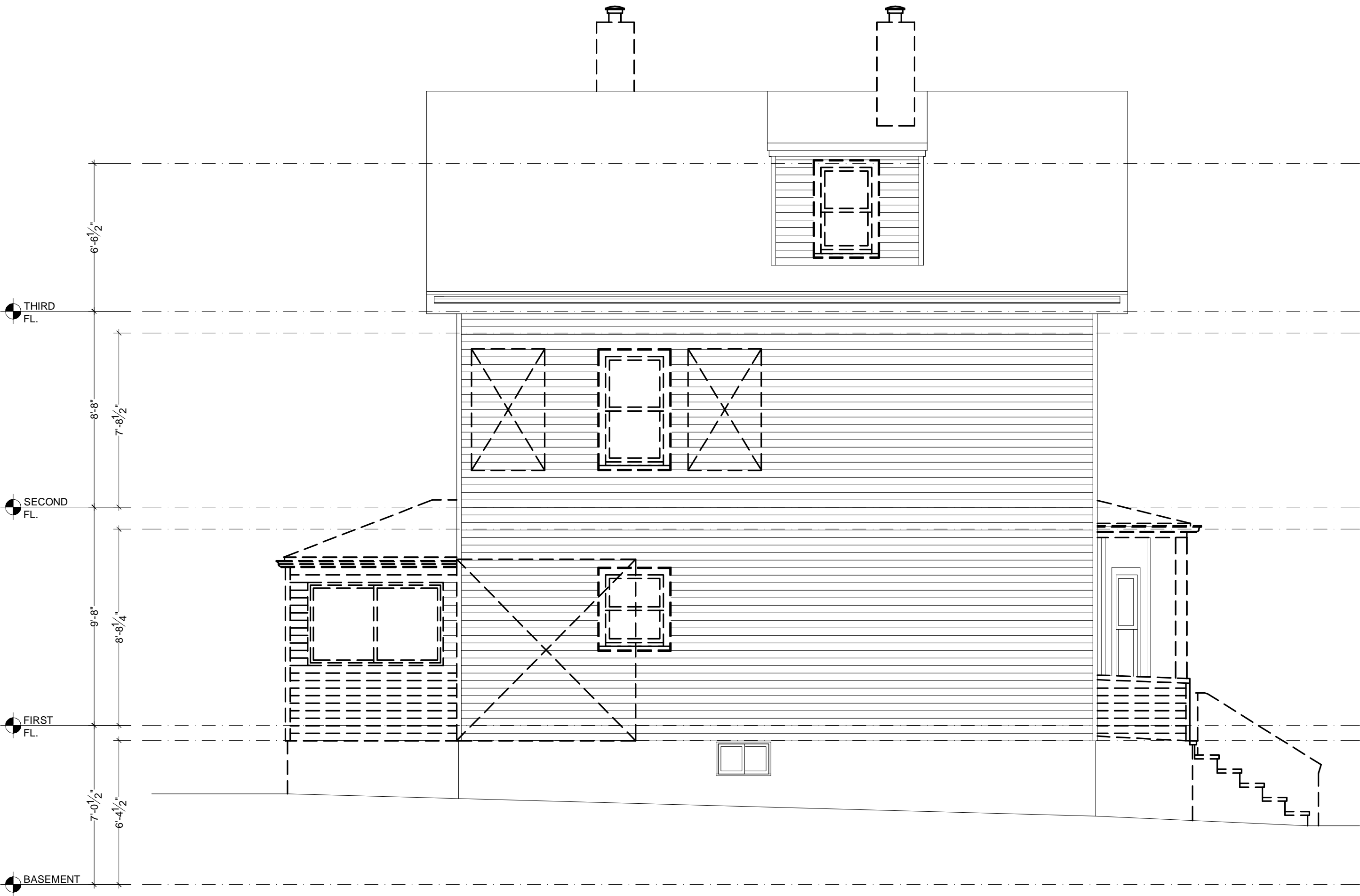
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EXISTING /
DEMOLITION
ELEVATIONS

A2



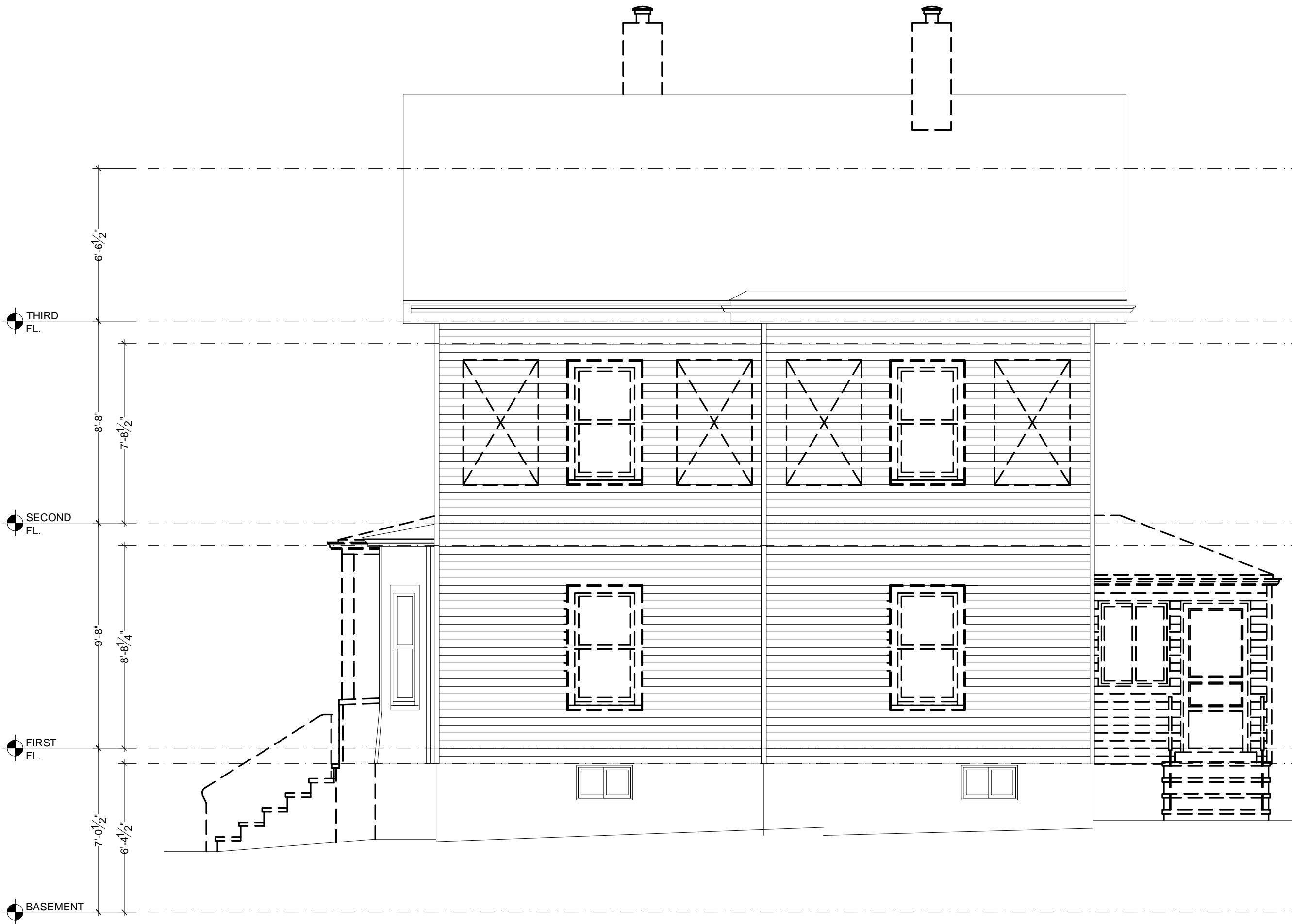
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



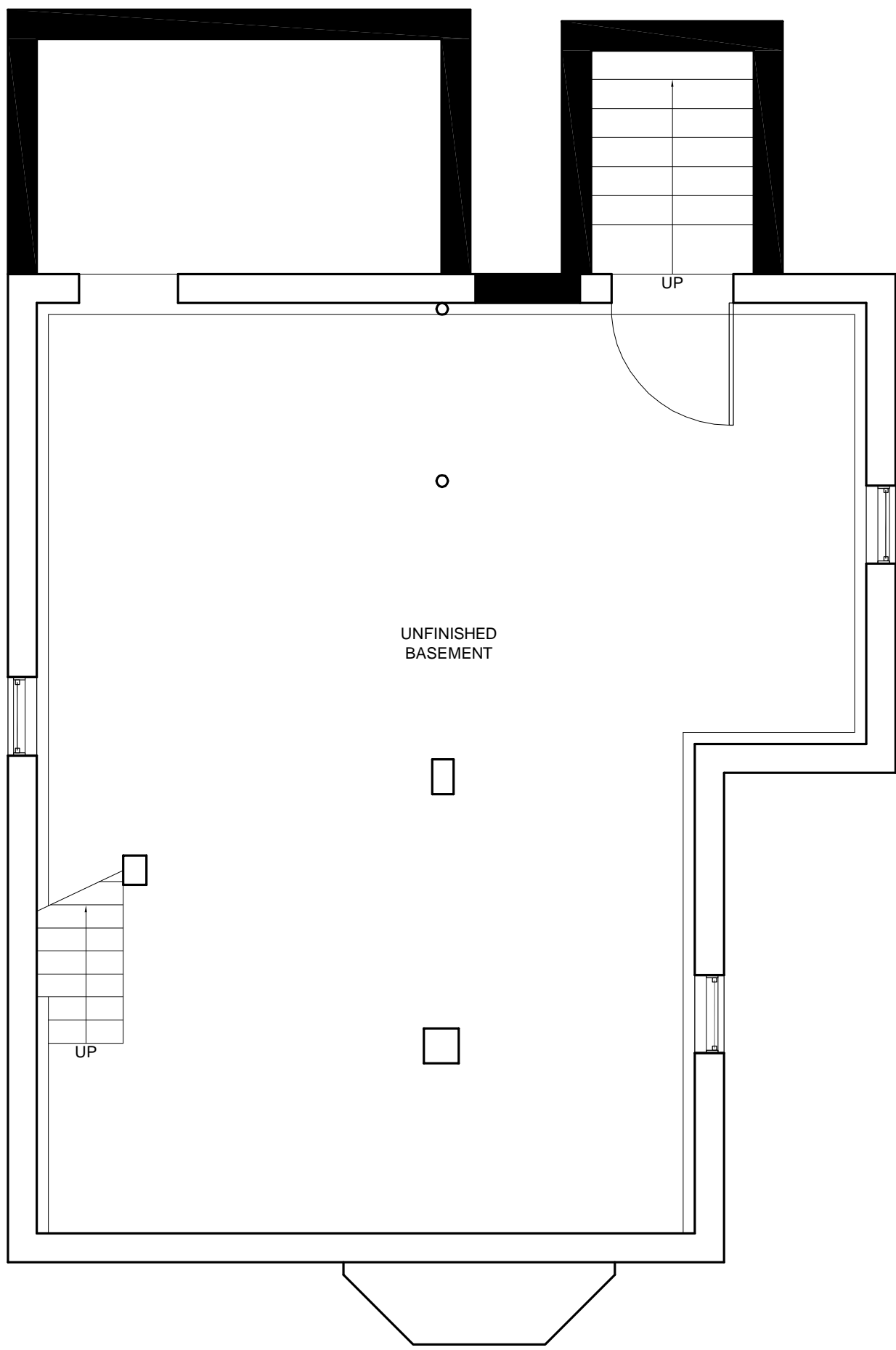
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



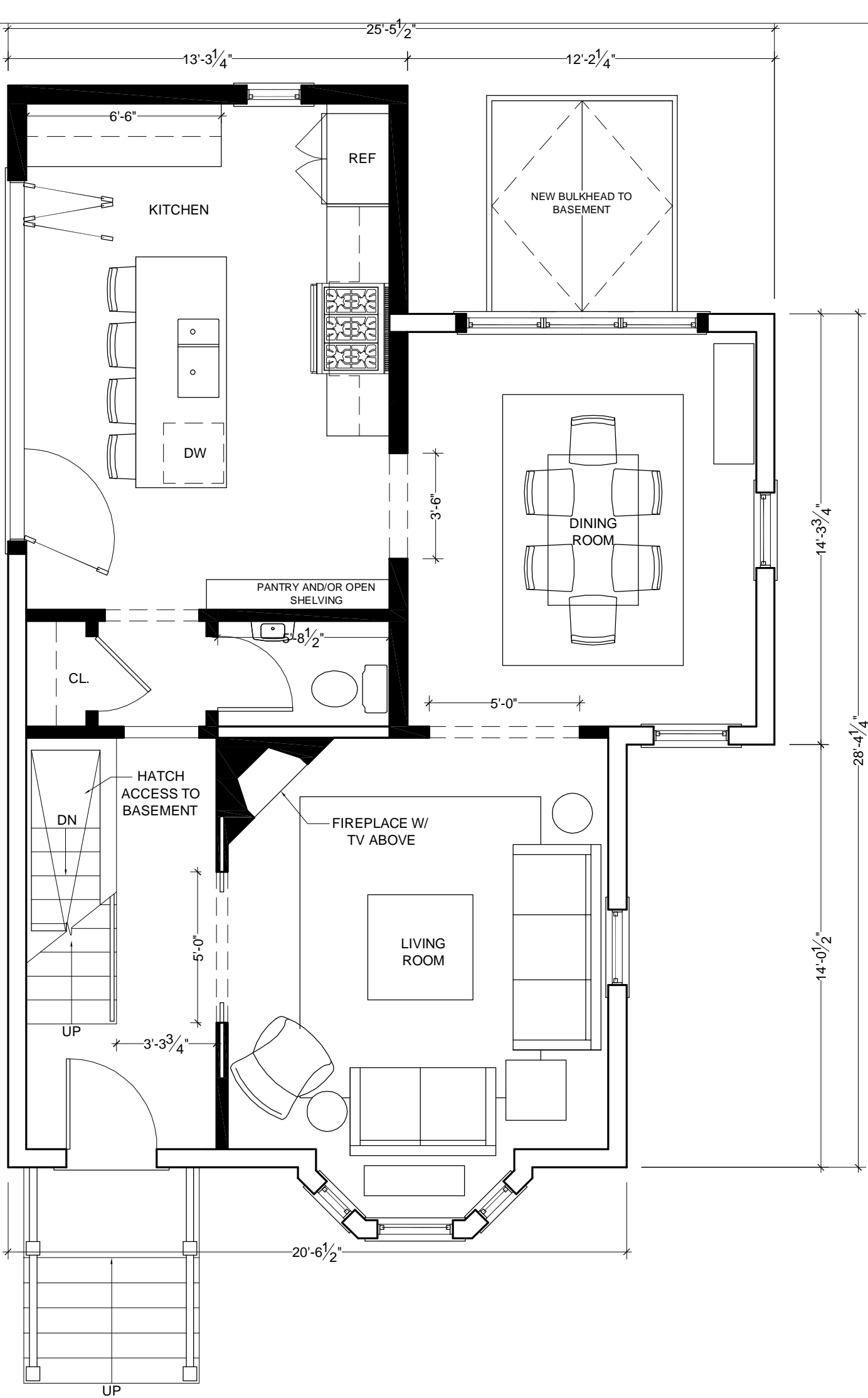
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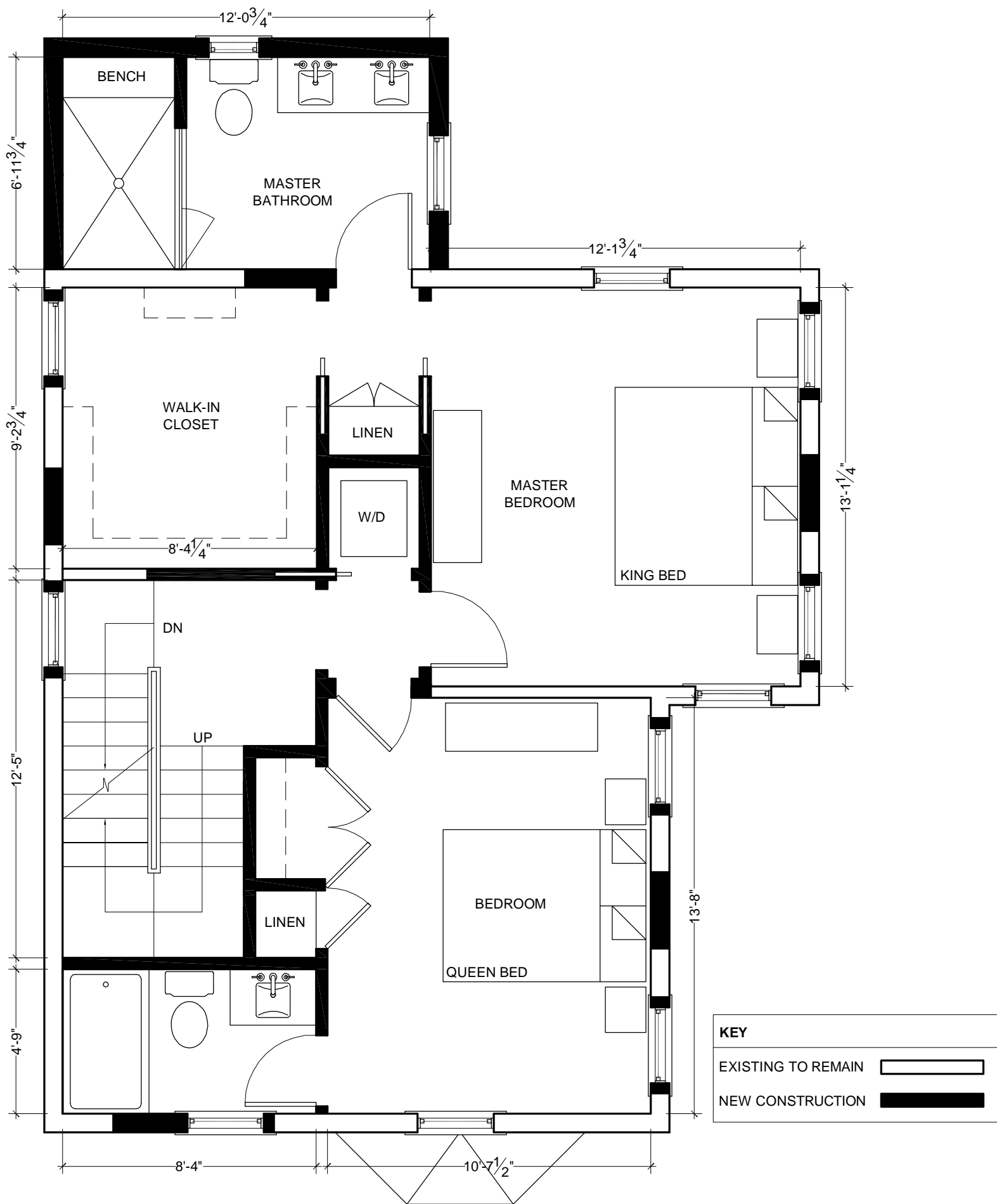
EXISTING /
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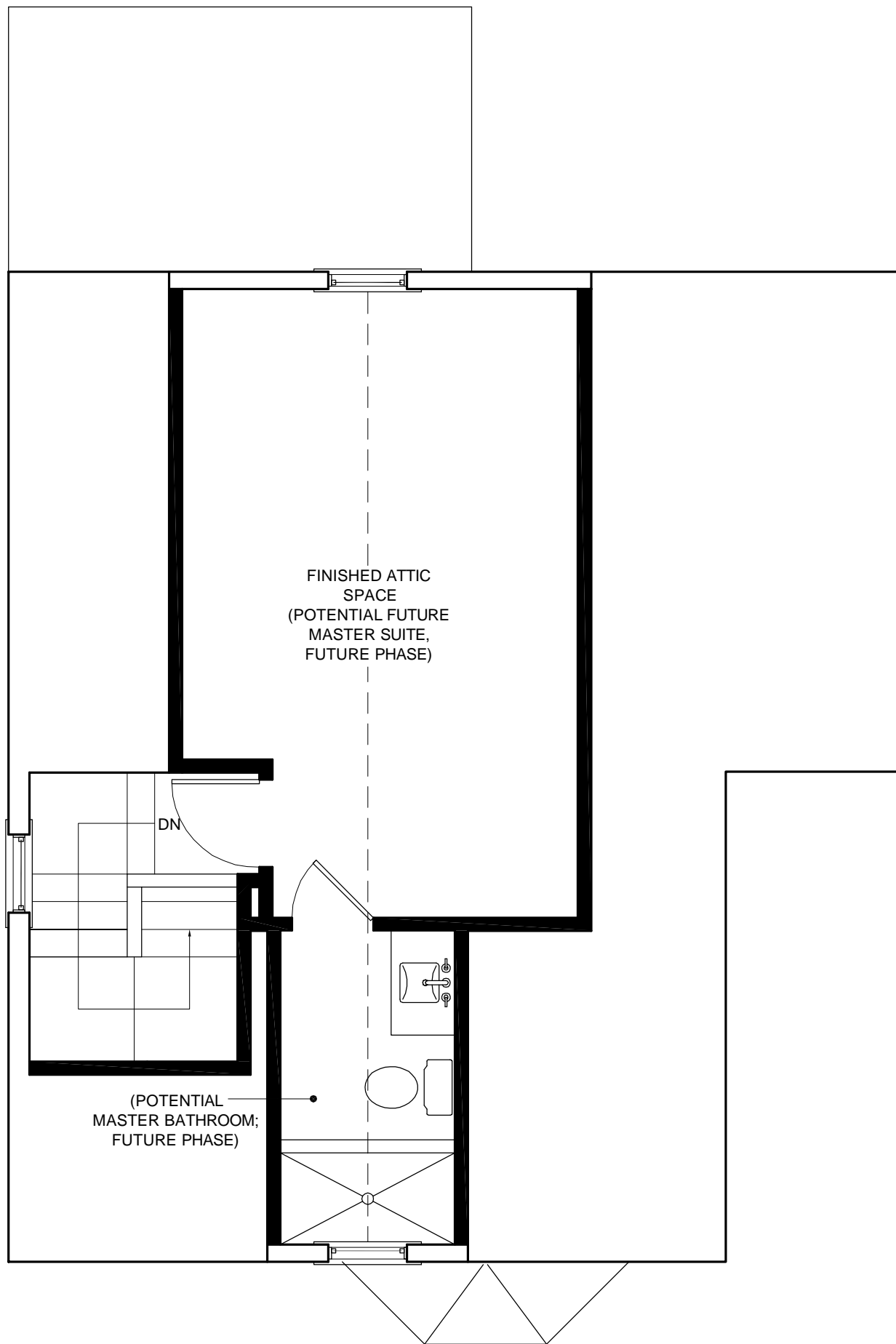
1 PROPOSED BASEMENT PLAN
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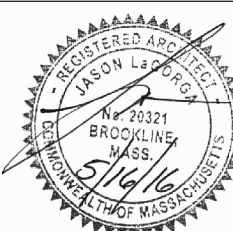
2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
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4 PROPOSED THIRD FLOOR PLAN
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1 PROPOSED NORTH ELEVATION
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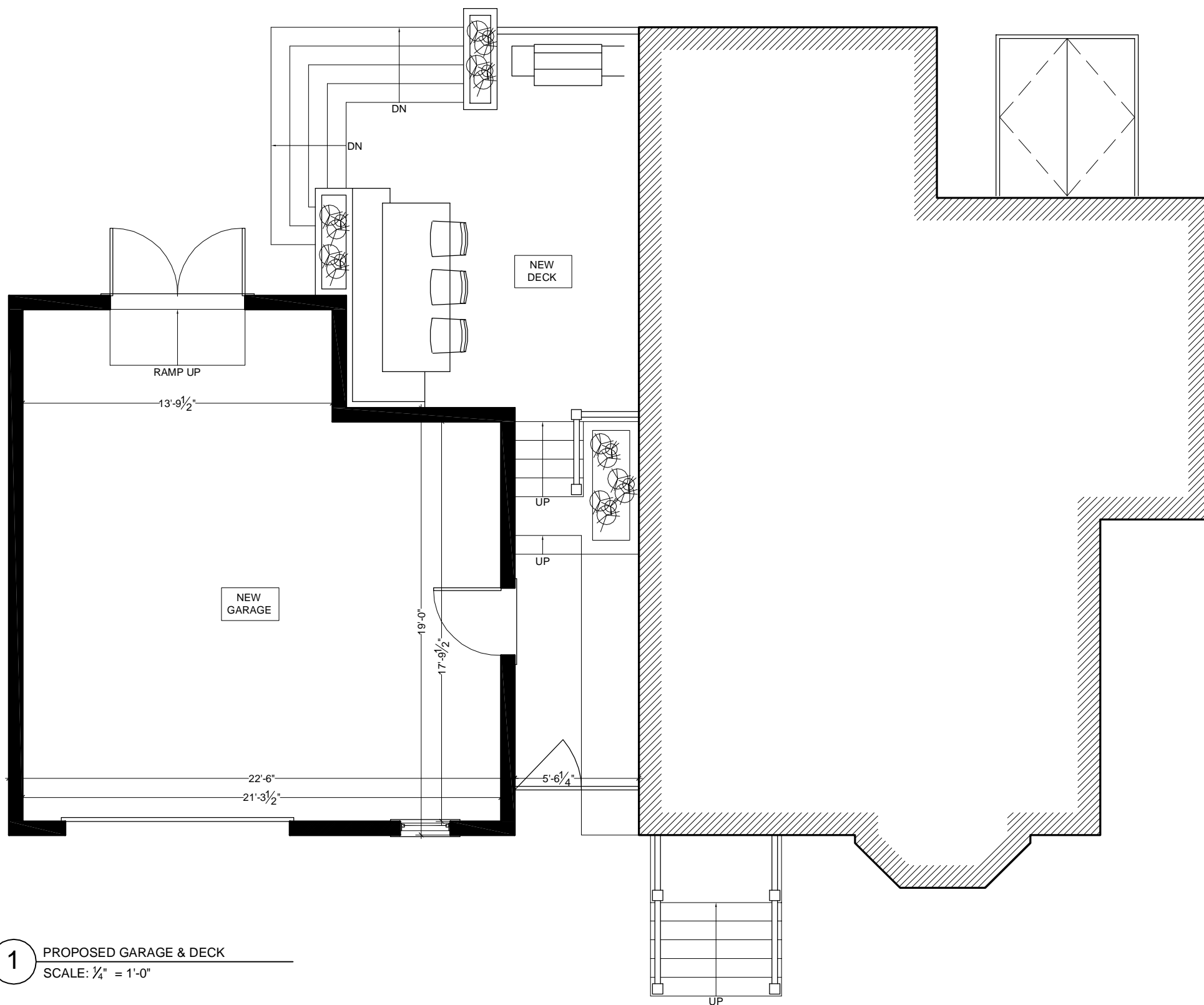
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 PROPOSED SOUTH ELEVATION
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2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

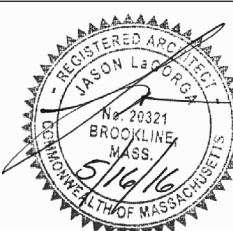




1 PROPOSED GARAGE & DECK
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
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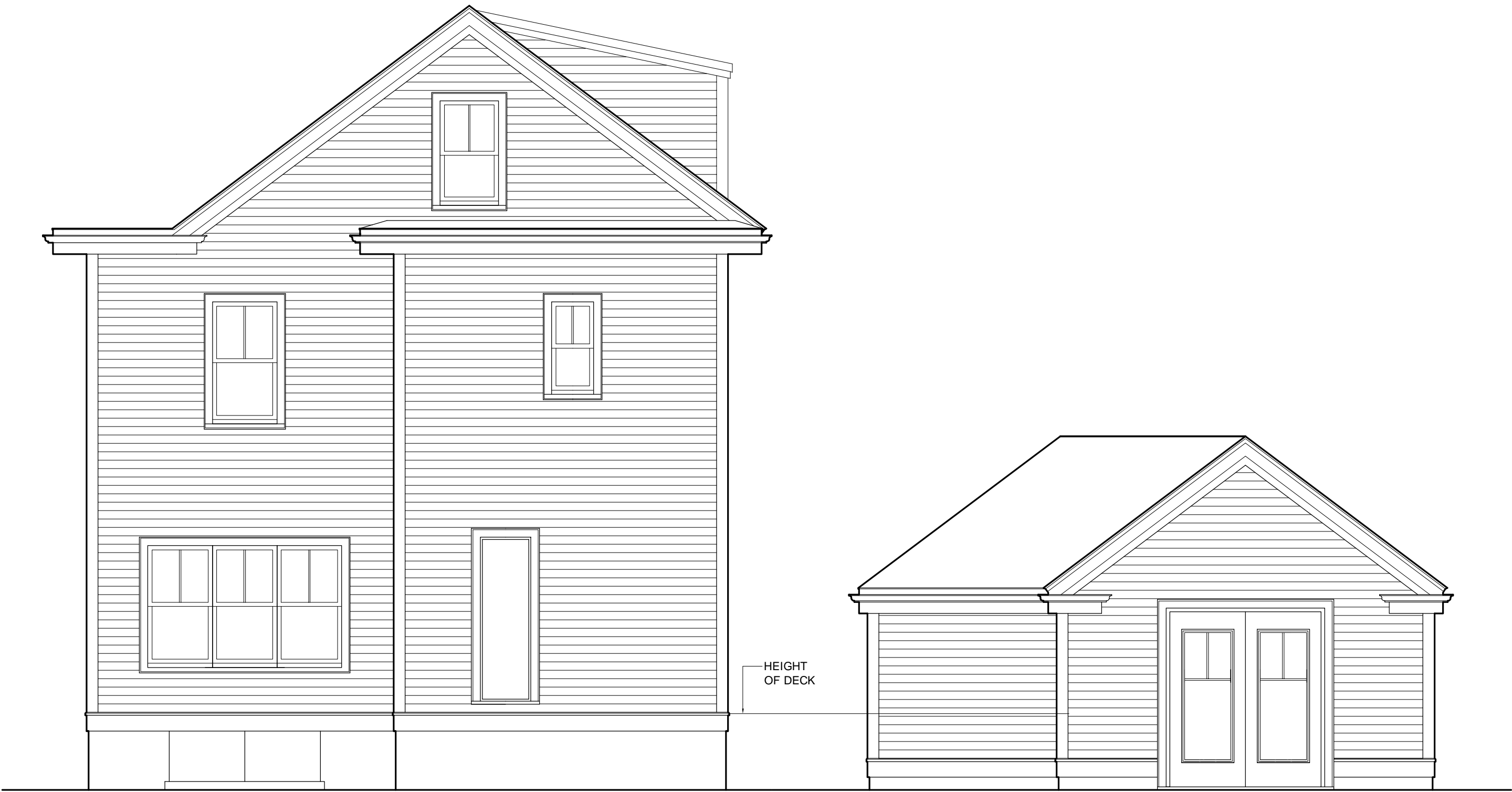
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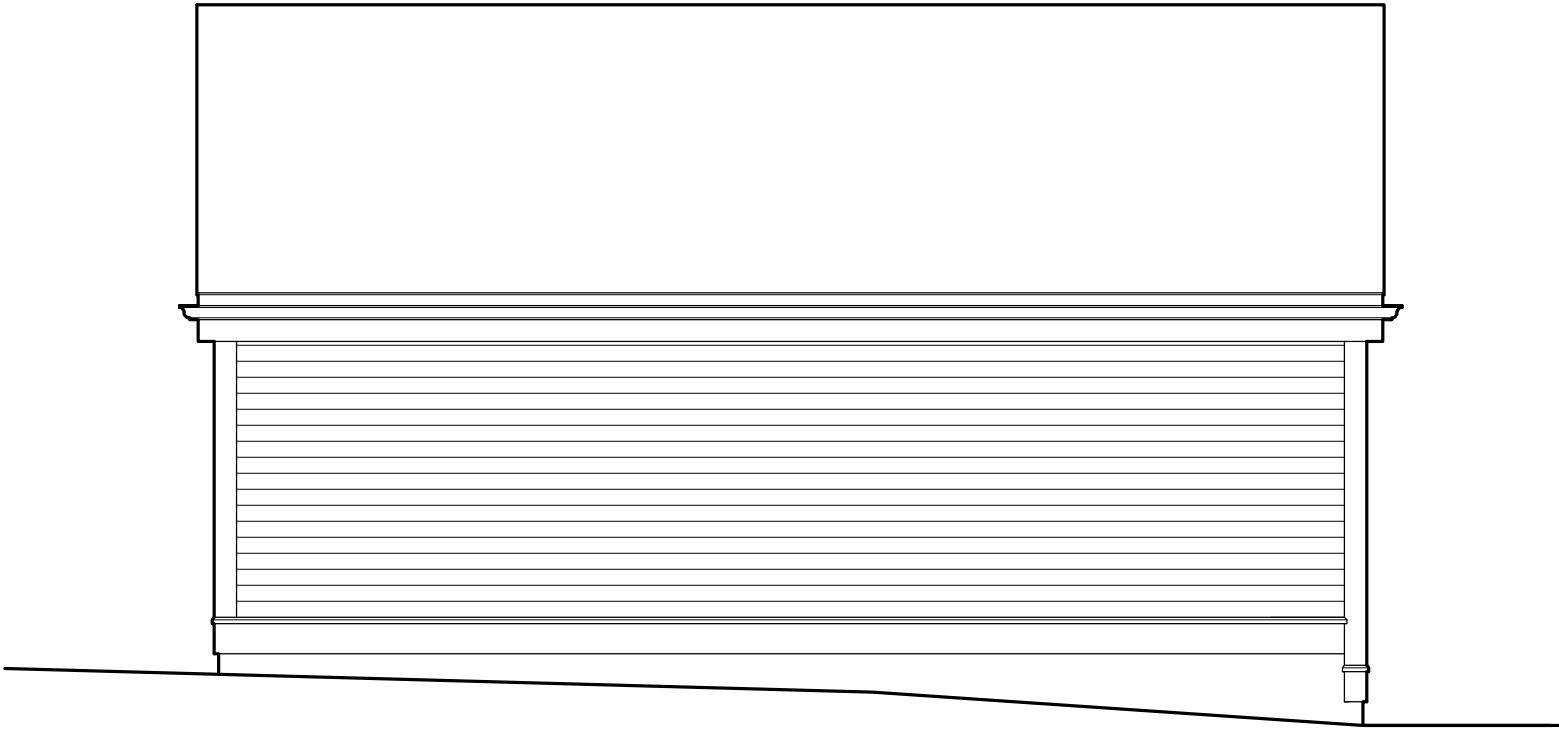
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PROPOSED
GARAGE PLAN
AND ELEVATION

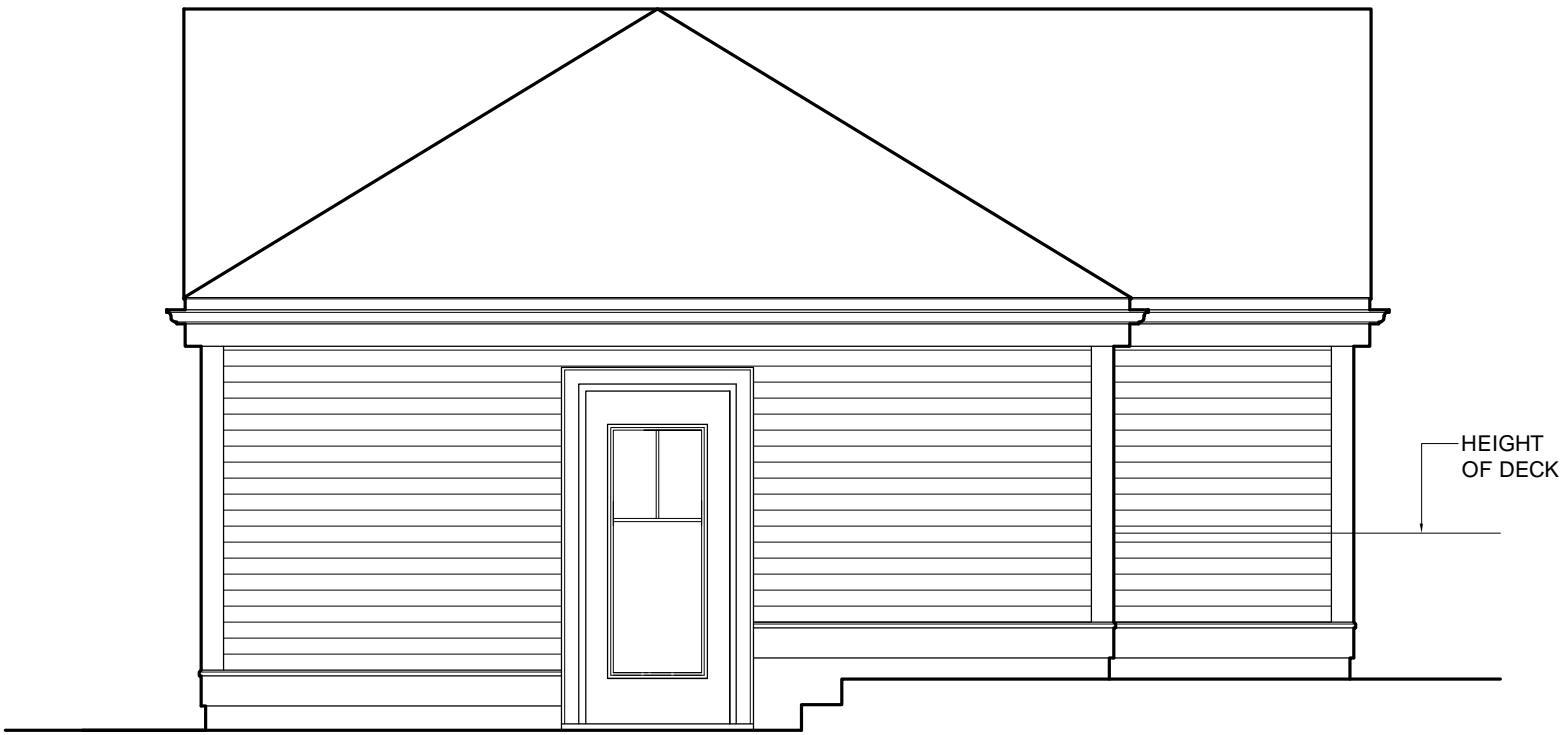
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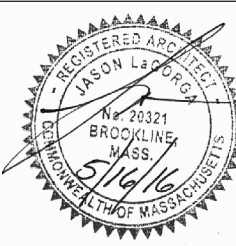
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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PROPOSED
GARAGE
ELEVATIONS